

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS
COUNTY OF FAYETTE

PROJECT NO. 062119-077
DATE: JULY 10, 2019

Being a 2.00 acre tract of land located in the William Brookfield League, Abstract No. 20 in Fayette County, Texas; and being a part or portion of that land described as 29.00 acres in Deed dated May 11, 2017 from Dan Mueller & Chip Bubela to Chad & Melissa Helms, recorded in Volume 1814, Page 850 of the Fayette County Official Records, to which reference is made for all purposes; said 2.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with plastic cap stamped RPLS 6337 set in the South line of F.M. Highway No. 615 as described in Volume 264, Page 90 of the Fayette County Deed Records, same being the Northwest corner of the 29.00 acre parent tract and the Northwest corner of the herein described tract.

THENCE with the North line of the parent tract, same being the South line of said highway, **N89°59'11"E** a distance of **260.00 feet** to a ½" iron rod with plastic cap stamped RPLS 6337 set for the Northeast corner of the herein described tract.

THENCE SOUTH leaving said highway, a distance of **335.08 feet** to a ½" iron rod with plastic cap stamped RPLS 6337 set for the Southeast corner of the herein described tract.

THENCE S89°59'11"W a distance of **260.00 feet** to a ½" iron rod with plastic cap stamped RPLS 6337 set for the Southwest corner of the herein described tract. Said iron rod being in the East line of a 13.27 acre tract of land conveyed to Franklin Muesse in Volume 1835, Page 493 of the Fayette County Official Records and the West line of the parent 29.00 acre tract.

THENCE NORTH with the common line between the 13.27 acre tract and the 29.00 acre tract, a distance of **335.08 feet** to the **PLACE OF BEGINNING** containing 2.00 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered.
Survey Plat accompanies this metes and bounds description.

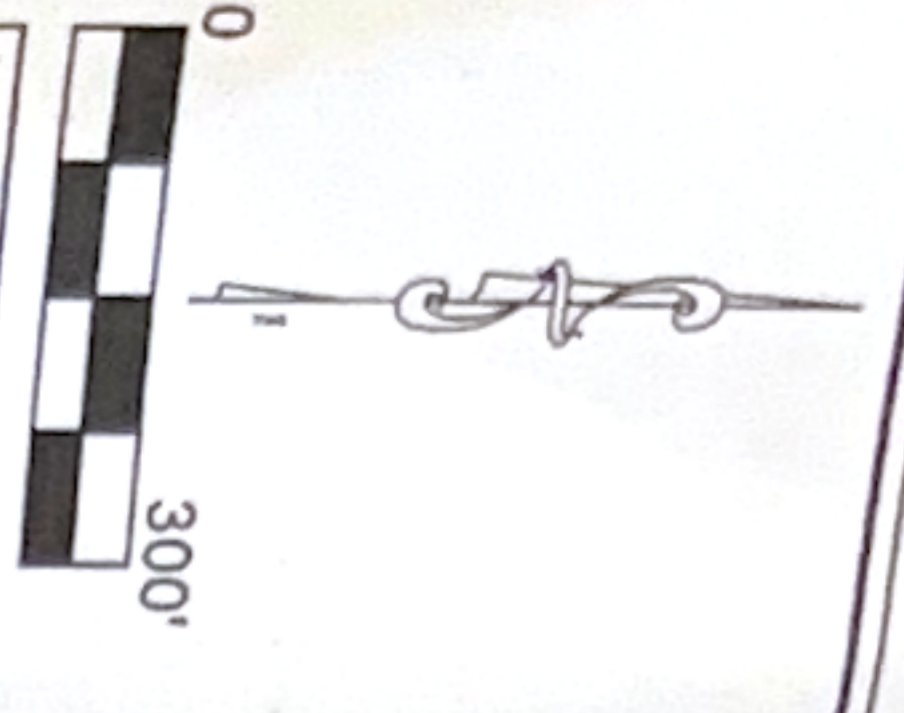


Jacob W. Barten
R.P.L.S. 6337
Firm Registration No. 10193708

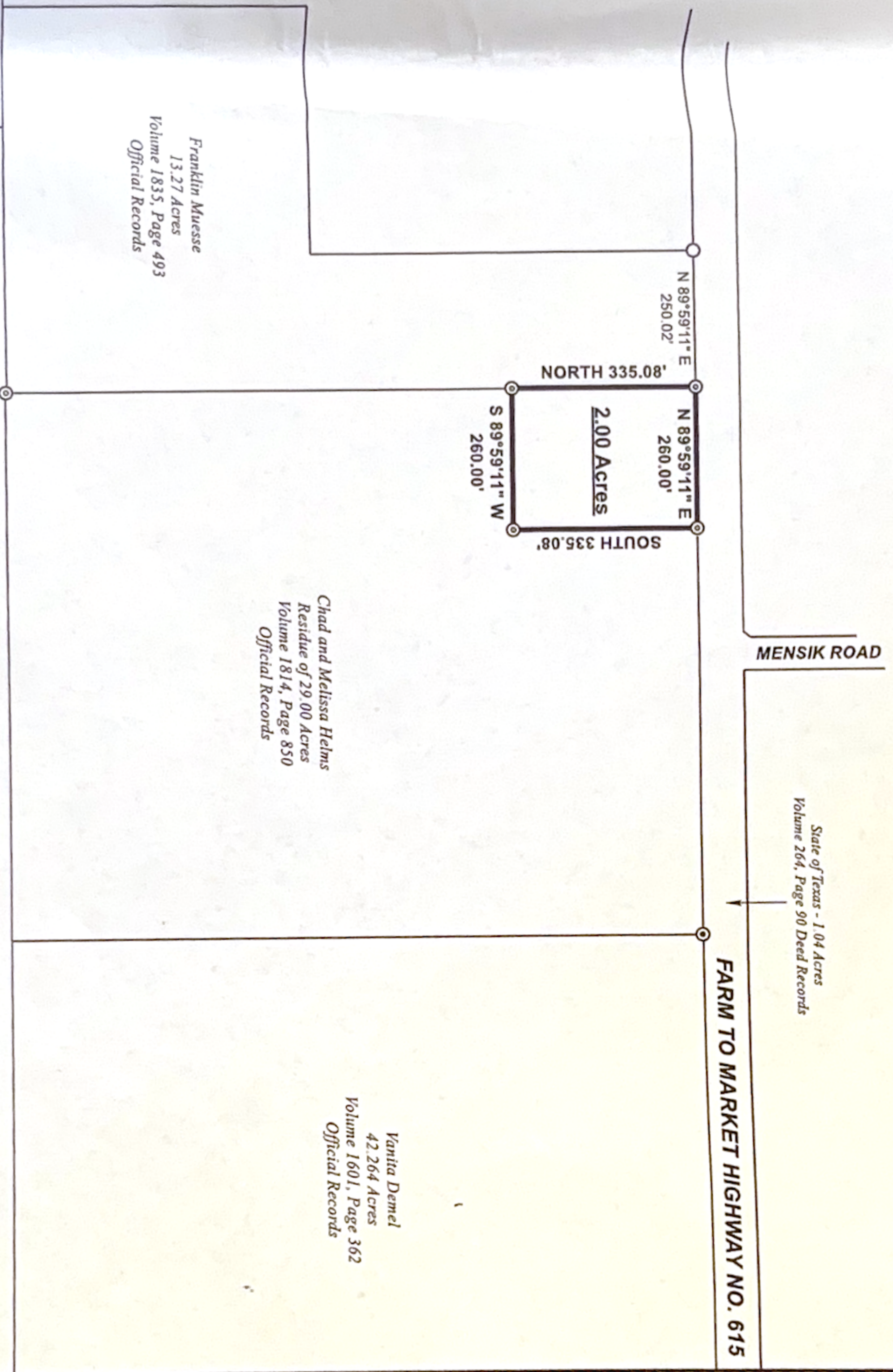


FAYETTE COUNTY, TEXAS WILLIAM BROOKFIELD LEAGUE ABSTRACT NO. 20

Project No. 062119-077
Date: July 10, 2019



LEGEND	
○	Found 3/8" Iron Rod
●	Found 1/2" Iron Rod With Plastic Cap
⊙	Stamped RPLS 4401
⊙	Set 1/2" Iron Rod With Plastic Cap
⊙	Stamped RPLS 6337
-X-	Wire Fence
- - -	Overhead Powerline
○	Power Pole



Joseph Demel
45.46 Acres
Volume 940, Page 213
Official Records

David W. O'Kelley
& Dion S. O'Kelley
38.585 Acres
Volume 758, Page 522
Official Records

Survey plat of a 2.00 acre tract of land located in William Brookfield League, Abstract No. 20, in Fayette County Texas; and being a part or portion of that 29.00 acre tract of land conveyed to Chad and Melissa Helms in Volume 1814, Page 850 of the Fayette County Official Records.

This survey was performed without the benefit of a title commitment. This property is subject to the easements, restrictions, covenants and conditions, which may be applicable. This property is subject to the rights of the public to any area located within a public roadway, street, or alley. This survey was performed without the benefit of an abstract of title. This is a boundary survey only and does not show improvements or easements. This property may be subject to the rules and regulations regarding the subdivision of real property as adopted by Fayette County, Texas. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered. This survey is valid for Chad and Melissa Helms only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems. This survey is considered an unofficial document unless having an original signature and seal of surveyor. Legal description to accompany this plat. By the acceptance and use of this document, you hereby acknowledge that you have read, understand and agree with the above notes.



TEXAS LAND SYSTEMS
Surveying & Mapping
3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 2086
Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey performed under my supervision.

Jacob W. Barten
Jacob W. Barten, RPLS 6337